

**SITE 43/44, SYDNEY OLYMPIC PARK
 DESIGN EXCELLENCE COMPETITION
 JURY REPORT – 23/08/10**

Jury

Peter Mould (Chair)	NSW Department of Commerce (Government Architect's Office)	(PM)
Tony Caro	Tony Caro Architecture Pty Ltd	(TC)
Darlene van der Breggen	Sydney Olympic Park Authority	(DB)
Steve Grant	Capital Corporation Pty Ltd	(SG)
Frank Xuereb	Capital Corporation Pty Ltd	(FX)
Adam Wheat	Capital Corporation Pty Ltd	(AW)

Executive Summary

This Jury Report has been prepared in accordance with the Design Excellence provisions of the Sydney Olympic Park Master Plan 2030. The report describes the competition process, the design brief, provides an assessment of the design merits of each entry submission, sets out the rationale for the selection of the preferred design and described how it demonstrates design excellence and concludes with recommendations to the proponent, the selected Architect and the consent authority for the further development of the recommended design.

The Site 43/44, Sydney Olympic Park design competition was conducted in accordance with a brief prepared and submitted by the Proponent and endorsed by the Competition Jury on 31st May 2010. The submitted Project Application must be consistent with the preferred design, subject to the Jury's recommendations for further design development, and the winning architects must appointed by the Proponent to the design team.

The three architectural schemes were presented to the Jury on 23rd July 2010. Consistent with the Competition Brief (**Appendix A**), the Jury has decided upon a winning proposal by unanimous agreement, being the scheme by Architectus Group Pty Ltd. The Architectus Group Pty Ltd design achieved the highest level of consistency with the Design Brief. The Jury has made recommendations on the Architectus Group Pty Ltd scheme, which are to be applied by the Proponent, Architects and the Consent Authority in the preparation and assessment of the future Project Application.

This document is the Jury Report of the second stage assessment and provides an overview of the process, and an account of the assessment and matters to be further considered by the winning scheme. This report is divided into the following four (4) sections and should be read in conjunction with the appendices also listed below:

- Part 1 Competition Background
- Part 2 Competition Brief
- Part 3 Assessment
- Part 4 Preferred Scheme – Recommendations for further development
- Appendix A: Design Competition Brief
- Appendix B: Building Design Review (prepared by DSA Consulting Pty Ltd)
- Appendix C: Structural Design Review (prepared by SCP Consulting Pty Ltd)
- Appendix D: Presentation Panels – Architectus Group Pty Ltd
- Appendix E: Presentation Panels – Group GSA Pty Ltd
- Appendix F: Presentation Panels – Woodhead

Part 1: Competition Background

The competition was run as a two-stage process:

1. Expression of Interest; and
2. Design Competition.

These steps are discussed below:

1. Expression of Interest (EOI)

An EOI was sent to six architectural practices to participate in the design competition and requested the following information:

- **Capability** demonstrating that the company shall provide a design compliant with the Competition Design Brief (see draft Design Brief) and Sydney Olympic Park Masterplan 2030, a track record in delivering projects of a similar scale, use and typology, company profile, relevant experience and CVS of key personnel;
- **Architectural philosophy** and approach of the company;
- **Environmental credibility** including demonstrated experience in delivering ecologically sustainable design; and
- **Appreciation of the site, context and the project.**
- **Design Programme Requirements** including confirmation that the company has the ability and is committed to meeting the following programme requirements of the competition:
 - Competition Jury to issue Competition Design Brief to each competitor 7-8th June 2010;
 - All competitors to submit a fee proposal for the works outlined in the Competition Design Brief;
 - Competitors to submit and present their design proposals 27th July 2010
 - Develop design, meet with sub-consultants, input sub-consultants requirements, prepare necessary reports, design documentation and present to SOPA during the 3rd Quarter of 2010.
 - Lodge Project Plan to Department of Planning – late 2010

2. Design Competition

Three firms were short-listed to participate in the second stage of the competition. The firms selected were:

- Architectus Group Pty Ltd
- Woodhead
- Group GSA Pty Ltd

Both the EOI and Design Competition Stages were assessed by the six -person Jury consisting of three members from Capital Corporation Pty Ltd and three members appointed by Sydney Olympic Park Authority. Peter Mould chaired the Jury.

During the second stage, the Jury was assisted by the following technical advisors:

- DSA Consulting Pty Ltd was commissioned to assess the design in relation to Mechanical Services, NABERS and Green Star compliance.
- SCP Consulting Pty Ltd was commissioned to assess the design in relation to the proposed structural stability

Two addenda were issued during the design competition process, prior to the final submission by the architectural firms.

Addenda Number 1 provided additional CAD reference files to the “GHD Town Centre Street Plan” enabling additional information to be extracted from the original file.

Addenda Number 2 advised the architectural firms of the correct Minimum Visitor Bicycle Parking rates currently appearing as 1 visitor space per 75sqm of commercial Gross Floor Area in the Sydney Olympic Park Masterplan 2030. The correct rate was confirmed by Sydney Olympic Park Authority to be 1 visitor space per 750sqm.

Part 2: Competition Brief

The competition brief describes urban design, architectural design, commercial and planning objectives.

The key **urban design and architectural objectives** presented in the brief are described below under the following headings:

Urban Design:

- together with the CommBank site, the Australia Towers residential development at site 3 and future developments at site 2B, define the Herb Elliott and Australia Avenue intersection as a coherent urban space.
- together with the CommBank site, signify a threshold to the Town Centre's retail core along Herb Elliott Ave;
- privacy and separation from future residential uses opposite Australia Avenue.
- presentation of the development from the downhill approach vista along Australia Avenue,
- provide the next stage of the Park Street corridor, linking future residential developments to the south of the Central precinct with the civic core of the Town Centre.
- the Park Street frontages to be used for outdoor dining.
- resolve vehicle access issues, given that the preferred access points identified in MP2030 may not be achievable in the first stage of development. Alternative access off the future east west street is permissible provided that there is minimal impact on the footpath, driveway width is minimized and footpath treatments, as required in the Authority's Urban Elements Design Manual (UEDM) can be achieved.
- building volume and building resolution facing site 45 to the south, complement the existing fig tree which is to be retained and incorporated into landscaped setbacks in the future development of site 45.

Public Domain:

- new streets are in accordance with GHD concept street designs (see Attachment A)
- the Park Street view corridor which aligns with an axial vista of the Bicentennial Marker to the south and the eastern entry of the Sydney Olympic Park railway station to the north.
- there is adequate deep soil for street tree planting in locations where underground parking may extend under future streets.
- streets and footpaths are in accordance with the Authority's UEDM.

Architectural Design:

- achieve exemplary design outcomes that set the standard for future development in Sydney Olympic Park as a unique, innovative and sustainable urban landscape
- respond to the site's transitional role at the interface of a residential neighbourhood and a commercial precinct.
- natural ventilation of individual tenancies.
- natural light penetration into the core of this deep site.
- resolve the roofscape as a 'fifth elevation', given its high visibility from residential apartments in the adjacent Australia Towers
- successfully resolve and exploit site constraints including but not limited to level changes across the site, maintaining view corridors from the Station to the Bicentennial Marker, etc

The key **planning objectives** of the brief were:

1. To achieve general compliance with the existing statutory planning framework of:
 - State Environmental Planning Policy (Major Development) 2005
 - Sydney Olympic Park Master Plan 2030
 - State Environmental Planning Policy (Major Development) 2005

- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy 55 - Remediation of Land
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Sydney Metropolitan Strategy and the Draft West Central Subregional Strategy;
- Sydney Olympic Park Land Boundary Map
- Parklands Land Boundary Map
- Sydney Olympic Park Master Plan 2030
- Sydney Olympic Park Infrastructure Contributions Framework 2030
- Policies
- Sydney Olympic Park Access Guidelines 2008

The key **commercial objectives** of the brief were related to the following matters and outlined in more detail in the Design Competition Brief:

Site Planning:

- Provide an architectural design that meets the high level of quality required to achieve the status of a “gateway” site as defined in the Sydney Olympic Park Masterplan 2030.
- The site shall be redeveloped into multiple stages; each stage comprising of a stand alone or attached strata commercial office building with retail accommodation on street level.
- It is critical that the floor plates and general amenities are designed for maximum flexibility; to allow for both small strata offices (50m² – 200m²) and large leasable commercial office space that will be retained on a long term basis.
- At some time following completion of Stage 1, the existing structure shall be demolished to make way for the future development.
- The design of the Stage 1 Development should maximise the height, mass, parking and FSR.
- Stages 2 and 3 should be designed to enable an increase of height and FSR should this become available in the future.
- A critical requirement of the design shall be to maximise the net lettable area (NLA) whilst minimising the gross floor areas (GFA). This will be considered for both small strata offices and large leasable commercial offices.
- Maintaining the operation of the existing tenant Silex will be critical during the first stage of development, noting that the lease agreement permits the relocation of the existing eastern carpark.

Entry Foyer:

- The location of the entry foyer for each stage of the development is to be distinct and have good exposure to the street. It shall remain independent from the retail tenancies though a café may be integrated into this space.
- The foyer is considered a focal point to the building and is a means to measure the quality of the building. It shall be sized to comfortably incorporate good lighting, artwork, tenant directory board, concierge and an area for lounges.
- Two adjoining common meeting rooms are to be provided of approximate 15sqm each. A bi-fold wall is to be provided between the meeting rooms to allow the two rooms to be combined if necessary.
- A reception counter is to be provided in the foyer to accommodate the concierge. The concierge will be responsible for managing and maintaining the use of the meeting rooms, common shower rooms and other common use recreational facilities that may be provided as well as greeting and directing visitors to the building. The concierge is to be provided with a stationary room sufficient in size to accommodate a computer station, photocopier, fax machine and stationary.

Café and Retail:

- A café is required of approximately 120sqm plus area for outdoor seating. The café is to be positioned with good exposure to the street frontage and be such that it can be accessed

independently of the building after hours as well as the building entry lobby during business hours.

- The first stage of the development shall include retail space suitable for a small to medium sized supermarket, as well as small retail shopfronts with good exposure to the street frontage.

Facade:

- The facade of the building is left up to the imagination of the architect; good innovative ideas are being sort however, these must also be balanced with cost.
- Reflective glazing is preferred for vision and non-vision panels (e.g. spandrel panels). The use of coloured backed glass for non-vision spandrel panels is not preferred.
- The main entrance is to be easily identifiable and incorporate an undercover canopy at the entrance. Position for building signage should also be considered.
- Consideration should also be given to the treatment of the western facade to reduce excessive glare and heat gain into the building. It may be considered to limit the extent of vision panels and incorporate more solid panels.

Roof Top Terraces:

- The roof is to incorporate at least one board room with facilities of approx 150sqm plus outdoor terrace area similar to the Capital Corporation head office with an open stair linking the roof top office to the top floor office level.

Structure and Buildability:

- The structure should be based on 3.6m floor to floor for commercial levels and 2.8m for carpark levels. Normally for a strata unit development the structural grid would be based on a three car grid however as we are after the flexibility of having large office floor plates the column grid is to be maximised and based on a four car grid.

Typical Levels:

- Strata units are to range in size from 50sqm to a maximum of 200sqm. If larger tenancies are required then units can be combined to accommodate this.
- Common corridors linking the strata units should be a minimum of 2.3 metres wide and preferably articulated in some form with glazing at each end to provide natural light.
- The length of the corridors from the lifts should be minimised as tenancies furthest from the lifts tend to be less desirable than those closet to the lifts.
- Common male and female amenities are to be provided on each level to meet the requirements of the Building Code of Australia. A separate unisex disabled toilet and cleaners room is also required on each level. The location of the entrance to the amenities is to be discreet from the lobby.

Carparking and Services:

- Car parking allocated for the commercial portion of the development shall be secured. The number of spaces required shall be calculated based on the ratio provided in the Sydney Olympic Park Master Plan 2030.
- Noting the requirements of a supermarket, suitable public parking will be required either on grade or below ground level.
- As a minimum the Stage 1 development shall be designed with the necessary allowances to achieve a 4.5 Star NABERS and 5 Star Green Star rating.
- Services risers are to be accommodated within the design for electrical, communications, mechanical and hydraulic services. The size of these risers will be dependent on the size of the floor plate and the number of tenancies provided on each level.
- Carpark Exhaust will be dependant on the carpark design and it is always preferable to design the carpark to achieve natural ventilation.
- Where the carpark requires mechanical ventilation a supply/exhaust fan room of suitable size will be required.

- The more important issue of the car park mechanical exhaust is that it will require an above ground exhaust shaft to be located six metres away from the building and be a minimum three metres above ground; this needs to be accommodated within and be integral with the overall design.
- A garbage room is to be provided of approx 30sqm and located in a position that allows sufficient access and manoeuvring for garbage trucks and allow easy but discrete access from passenger lifts.
- Based on the size and type of building being developed, preference shall be to install 4 lift per stage of development, whereby one lift can be dedicated as a goods lift for the first 12 to 18 months. This can then be converted to a passenger lift when the majority of fit out work to the building is complete.
- The lifts will be machine roomless and should service all levels including any below ground carpark levels. The lifts should be located in one line.

The commercial objectives are addressed in the report prepared by Capital Corporation Pty Ltd, DSA Consulting Pty Ltd and SCP Consulting Pty Ltd

Part 3 Assessment

Introduction

An assessment of the three schemes is provided in this section of the report having regard to the objectives of the competition brief. Commentary as to how the schemes approached the urban design and architectural aspects of the brief and an evaluation of each is provided below. Consistency with the planning and commercial objectives are addressed in the technical reports appended to this report.

Commentary

The site is 1.202ha and is within the Land Use Category “Commercial”. Currently under the proposed Sydney Olympic Park Master Plan 2030, the site allows for 3.5:1 floor space ratios (FSR) with a maximum height of 8 storeys (excluding roof plant enclosures).

The Sydney Olympic Park Authority (SOPA) has expressed a desire for immediate commencement of commercial, residential and educational developments throughout the Sydney Olympic Park precinct in accordance with the “Sydney Olympic Park Master Plan 2030” with Site 43/44 being identified as a site with immediate development potential.

All three design submissions considered increasing the public domain, maintaining the site lines to the Bicentennial Marker and providing public access to the Railway station. They also offer retail spaces to the Herb Elliot and Australia Avenues as well as the new East/West and Park Street extensions as required under the Sydney Olympic Park Masterplan 2030.

Vehicular movements to and from the site are addressed whilst maintaining traffic flow during event mode operation. Though not indicated in the Group GSA submission, it has been clarified that their design submission is flexible and could accommodate the requirement for traffic to pass through the new Park Street extension. Carparking for the commercial offices is located underground in the basement levels as required by the Sydney Olympic Park Masterplan 2030

Connection between the significant tree located within the park between Site 4 and 5 as well as the large fig tree located within Site 45 has been maintained by Architectus and Group GSA.

The three submissions also address Capital Corporation’s concern and requirement for the existing tenant to continue operation during construction of Stage 1. This can be achieved by relocating and maintaining access into the existing carpark area. Staging of the development also considers the existing structure on-site with all three submissions being able to accommodate the construction of at least Stage 1 prior to the demolition of the office and warehouse.

Further analysis of each scheme, listed in alphabetical order by architect, is provided below:

Architectus Group Pty Ltd

The Architectus Group Pty Ltd scheme provides for a total of four stages of construction with Stage 1 located parallel to Australia Avenue with a core on the western side. Stage 2 is attached to the northwest corner of Stage 1 and Stage 3 to the southwest corner. The footprint of Stage 2 is parallel to Herb Elliot Avenue, and Stage 3 is parallel to the new East/West Street which creates a central courtyard. Stages 2 and 3 utilise the core of Stage 1 for vertical transport and amenities.

Stage 4 of the development occupies a majority of the Site 43 footprint with the commercial tower remaining independent of the earlier stages.

The total Gross Floor Area of Stages 1 – 4 equates to 40,698m². A total of Gross Floor Area of 42,077m² is permissible under the Sydney Olympic Park Masterplan 2030.

A total of three basement carparking levels is proposed which upon completion of the four stages will connect to enable a highly efficient carparking design. Construction of the carparking levels will be staged with the commercial office staging plan. Compliance with the Sydney Olympic Park Masterplan 2030 for carparking numbers is maintained for all stages. Access to the carparking levels is proposed in two locations along the new East/West Street.

The external façade uses terracotta cladding, aluminium composite cladding, aluminium framed glazing, horizontal tubular aluminium sun screening and green planting screens. The green screen provides an alternate aspect to the façade by providing colour and sun-shading in one element.

Balconies to the typical levels along the north-east and north-west elevations of Stages 1, 2 and 4 enable natural ventilation into the commercial offices. A glass atrium is proposed adjacent to the core of Stages 1 to 3 enabling natural light penetration deep into the floor plates.

The proposed design for Stage 4 addresses the heat load of the western façade by locating the core along this elevation and providing sun-shading elements. A balcony extends along the eastern elevation of Stage 4 providing an outlook across the courtyard to Stages 1, 2, and 3 of the proposed development.

Ground Floor includes multiple retail tenancies spread across the four stages of the development. The retail tenancies face toward Australia Avenue, Herb Elliot Avenue, Park Street extension and the new East/West Street therefore complying with the Sydney Olympic Park Masterplan 2030. Adjacent to Australia Avenue but beneath street level is the proposed supermarket, which is accessed via an escalator and stair located on the Herb Elliot Avenue.

The entry foyer for proposed Stages 1 to 3 is located on the corner of Australia Avenue and Herb Elliot Avenue with entry from Herb Elliot Avenue and the central courtyard area. A two storey void is provided within the Entry Lobby and a business lounge, meeting rooms and space for Concierge is provided within the entry lobby complying with the requirements of the Brief. Stage 4 of the design submission also provides these amenities and provides a separate street address.

Adjacent to the entry lobby a café can be accessed either from the lobby during normal business hours or directly from the street after business hours.

The submission has considered the impact of the new development on the existing office / warehouse by including a three storey void which enables views from Herb Elliot Avenue to that structure. This will maintain a street presence during the initial development stages.

Ground floor activity is provided by a bar and restaurants for use during and after business hours. Stairs from the Ground Floor courtyard to Level 1 and level 2 of the Commercial tower provide informal access to these levels.

A total of six lift cars service Stages 1 to 3 of the development with an additional four lift cars serving Stage 4. Three of these are constructed of glass within the atrium.

Architectus Group Pty Ltd has considered both commercial scenarios requested within the design brief and allow for both small strata offices (50m² – 200m²) and large leasable commercial office space. Though efficiency of areas (NLA/GFA) is low for Stage 1 (approximately 83%), Stage 2 and 3 are estimated at 99%. Stage 4 achieves an approximate efficiency of 88%.

The length of corridors from the lift core to the tenancies has been kept to a minimum due to the location of the core and inclusion of atrium balconies which overlook the public courtyard to one side of the atrium. These provide an alternative social/work space, and allow natural light to the corridors

Architectus Group Pty Ltd have linked to the existing landscape features on adjacent properties by including a significant planting within the courtyard space. The courtyard area has bands of additional planting.

The submission has also considered the operational aspects of the development by effectively concealing services and back of house areas (garbage room, loading dock, chamber substation etc).

Jury Comments & Discussion

The Jury agreed that this proposal provided a design solution that best suited the items identified within the Design Brief. The Jury do have reservations in relation to the architectural appearance of the building however they are confident that this can be overcome with further development. The Jury were unanimous in agreeing that the proposal could set a high standard for future developments.

The Jury commended:

- The design submission for the overall volumes of the development however feel that the façade treatment needs further consideration.
- The inclusion of the large atrium and associated balconies which will provide vibrancy throughout the commercial levels, not just the Ground Floor retail area. As this atrium is naturally ventilated and assists the air-conditioning by utilising passive exhaust there are potentially significant benefits in reduction of energy consumption.
- The Ground Floor level as clear consideration was given to providing an active and highly vibrant area. By locating the supermarket below street level but providing a street level entry, the immediate connection from Herb Elliot Avenue into the central courtyard is maintained.
- The Jury commercial lobby providing access from both the Herb Elliot Avenue and the courtyard.
- The prominence of the massing at this 'Gateway Site'.
- The concealment and grouping of the service rooms. The Jury did identify that further coordination would be necessary and that this may result in a reduction of car spaces.

The Jury did not support:

- The proposed loading zone for the supermarket noting that the cost and area occupied. This requires further consideration.
- Overshadowing of the courtyard will also need to be reviewed due to the orientation of the surrounding buildings.

Group GSA Pty Ltd

The Group GSA Pty Ltd scheme provides for a total of three stages. Stage 1 is located parallel to Australia Avenue with a core located on the western side of the building. Stage 2 of the development is parallel to Stage 1 (approximately 12m from Stage 1) with a side core located on the eastern side of the building. A two story glass breezeway connects the two stages of the development.

Stage 3 of the development also follows the same alignments as Stages 1 and 2 and occupies a majority of the Site 43 footprint and remains independent from Stages 1 and 2.

The total Gross Floor Area of Stages 1 – 3 is 33,460m². A total of Gross Floor Area of 42,077m² is permissible under the Sydney Olympic Park Masterplan 2030 and therefore this design submission is well below the allowable Floor Space Ratio of 3.5:1. The proponent miscalculated the allowable floor space and the scheme would require redesign to be commercially viable.

A total of two basement carparking levels are proposed which upon completion of the three stages will connect to enable a highly efficient carparking design. Construction of the carparking levels will be staged to follow the building staging plan. Compliance with the Sydney Olympic Park Masterplan 2030

for carparking numbers is maintained for all stages of the development. Access to the carparking levels is proposed in two locations along the new East/West Street.

The proposed materials include precast concrete cladding, adjustable vertical aluminium louvers and aluminium framed glazing.

Balconies have not been included in the design submission however Group GSA Pty Ltd advised during the presentation that further design refinement could enable this.

Reducing the heat load on the western façade will be managed by the vertical operable louvers and glazed spandrels at floor and above ceiling level.

Ground Floor includes multiple retail tenancies spread across the three stages of the development. The retail tenancies face toward Australia Avenue, Herb Elliot Avenue, Park Street extension and the new East/West Street, complying with the Sydney Olympic Park Masterplan 2030.

Though not identified within the design submission, Group GSA Pty Ltd advised during the presentation that a small supermarket would be proposed to occupy the large retail tenancy on the Ground Floor of the Stage 1 development and that the business lounge, meeting rooms and concierge could be provided within the entry lobby with further design refinement therefore complying with the requirements of the Design Brief produced by Capital Corporation Pty Ltd.

The entry foyer for Stage 1 is located near the centre of the Australia Avenue boundary and extends the full width of the proposed development. Connection between the Stage 1 and 2 lobbies occurs via the use of a two storey glazed link.

Stage 3 could similarly meet the design requirements.

Though not identified on the design submission, Group GSA Pty Ltd advised that a café that can be accessed either from the lobby during normal business hours or directly from the street after business hours could be provided.

The design submission has considered the impact of the new development on the existing office / warehouse by relocating carparking and staging the development to prevent significant impact on the building. This will maintain a street presence during the initial development stages.

A total of twelve lift cars service Stages 1 to 3.

The scheme has considered the commercial scenarios requested in the brief and allows for both small strata offices (100m² – 200m²) and large commercial office space. The efficiency of areas (NLA/GFA) is consistently high across all three stages of the proposed development with an overall approximate efficiency of 95%.

The length of corridors from the lift core to the tenancies has been kept to a minimum due to the location of the core. The corridors end at a tenancy entry and do not permit natural light to penetrate the common area.

Group GSA Pty Ltd has used the existing landscape features on adjacent properties by creating a view plane to the significant tree on adjacent Site 45. Though not clearly defined in the submission, the remaining courtyard areas are to have a combination of additional plantings in raised garden beds and paving.

The design submission has also considered the operational aspects of the development by effectively concealing from the public eye, services and back of house areas (garbage room, loading dock, chamber substation etc).

Jury Comments & Discussion

Generally the miscalculation of allowable floor area (approximately 9000m² GFA short) has caused the scheme as proposed not to be commercially viable.

It would need to be substantially redesigned to meet the brief and although it has some positive aspects it does not meet this base requirement of the brief.

The Jury supported:

- The orientation of the buildings noting the massing was well balanced across all three stages of the development.
- The use of materials including profiled precast and louvres.
- The location of the Supermarket (proposed to occupy the southeast retail space of the Stage 1 development) as its impermeable shopfronts are kept to a minimum and provide suitable access for both residents and commercial users. Deliveries and storage did not appear to have been considered.
- The efficiency of the basement level carparking, but did identify that further coordination would be necessary and may result in a reduction of car spaces.

The Jury questioned:

- The cost of operable louvers and their effectiveness on the western facades.
- The link between Stages 1 and 2 as it blocked pedestrian movement across the site.
- The size (too small) of the commercial lobbies.

The Jury did not support:

The proposal by Group GSA to convert the new North/South Road from a shared space to a pedestrian only area however it was acknowledged that this was not a critical design component of the design submission.

Woodhead

The Woodhead scheme provides for three stages of construction where Stage 1 is located parallel to Herb Elliot Avenue with a side core located on the southern side of the building. Stage 2 of the development is attached to the southern face of the core of Stage 1 creating a central courtyard area between the two stages of the proposed development.

Stage 3 of the development occupies a majority of the Site 43 footprint. The southern wing of the proposed Stage 3 connects with Stage 2 by bridging the Park Street extension, over a four storey void.

The total Gross Floor Area of Stages 1 – 3 equates to 42,077m². A total of Gross Floor Area of 42,077m² is permissible under the Sydney Olympic Park Masterplan 2030.

Four basement carparking levels are proposed which upon completion of the three stages will connect to enable a highly efficient carparking design. Construction of the carparking levels will be staged as per the commercial office staging plan. Compliance with the Sydney Olympic Park Masterplan 2030 for carparking numbers is maintained for all stages of the development. Access to the carparking levels is proposed in two locations along the new East/West Street.

The external façade is well ordered and comprises of a number of materials including timber blades, sliding aluminium perforated screens, aluminium framed glazing and aluminium composite panel.

Extensive balconies to the typical levels along all elevations of Stages 1, 2 and 3 enable natural ventilation into the commercial offices. A glass atrium is proposed adjacent to the core of Stages 1 and 2 enabling natural light penetration deep into the floor plates.

The proposed design for Stage 3 addresses the heat load of the western façade by locating the core along this elevation and providing sun-shading elements. A large courtyard is incorporated at the entry of Stage 3 together with a glazed atrium facing east, providing an effective outlook across the courtyard to Stages 1 and 2 of the proposed development.

Ground Floor of the design submission includes multiple retail tenancies spread across the three stages of the development. The retail tenancies face toward Australia Avenue, Herb Elliot Avenue, Park Street extension and the new East/West Street therefore complying with the Sydney Olympic Park Masterplan 2030. Adjacent to herb Elliot Avenue is the proposed supermarket.

The entry foyer for Stages 1 and 2 is located within the development with entry from the central courtyard area only. A business lounge, meeting rooms and suitable space for Concierge is provided within the entry lobby in line with the requirements of the Design Brief. These are also provided in Stage 3.

A café is proposed adjacent to the Entry lobby that can be accessed either from the lobby during normal business hours or directly from the street after business hours.

Stage 1 is located very close the existing office / warehouse. The existing carpark has been maintained and street presence to Herb Elliot Avenue and Australia Avenue has been maintained.

The central courtyard on ground floor along with the streetscape landscaping and restaurants with alfresco dining will create a vibrant public space both during and after business hours.

A total of four lift cars service Stages 1 and 2 of the development with an additional three lift cars serving Stage 3. The four lift cars in Stages 1 and 2 are proposed to be constructed of glass within the naturally ventilated atrium located adjacent to the lift shaft.

The scheme has well considered the commercial scenarios requested in the brief and allows for both small strata offices (50m² – 200m²) and large leasable commercial office space. The efficiency of areas (NLA/GFA) is low for Stage 1 (approximately 75%), Stage 2 and 3 are estimated at 89% and 82% respectively.

The length of corridors from the lift core to the tenancies is significant in some instances due to the location of the core and inclusion of the bridge connecting Stage 2 and Stage 3. The corridors often end at a tenancy entry and therefore do not permit natural light to penetrate the common area.

The courtyard areas are to have plantings in bands to soften the paving proposed throughout.

The design submission has considered the operational aspects of the development by effectively concealing, services and back of house areas (garbage room, loading dock, chamber substation etc).

Jury Comments & Discussion

Generally the Jury believed the proposal presented a strong urban proposition and that the architectural treatment dealt well with the scale of the buildings.

The Jury supported the following aspects of the scheme:

- The scale and rhythm of the façade treatment.
- The clustering and concealment of services and back of house areas.
- The atrium between Stages 1 and 2 allowing deep penetration of light into the floor plate and reducing morning overshadowing into the courtyard.

The Jury did not support:

- Building over the road nor the long and unrelenting façade that resulted from this. Woodhead did note that if necessary the bridge link could be removed, with all lost Gross Floor Area to be distributed throughout the remaining development.
- The length of travel by a tenant from the lift car to their office in either scenario could potentially be in excess of 50m.
- The location of the supermarket on Herb Elliot Avenue and the adjacent vehicle exit as it would limit street activation on this façade.
- The opportunity provided by the business lounge and retail in Stage 2 could have been maximised in Stage 1. The placement of the supermarket also denies the potential for a street address to the Stage 1 Lobby.
- Furthermore the Jury noted that Stage 2 of the development may not occur for a further seven years due to the requirement to demolish the existing structure before construction.
- Diminishing the urban framework by closing or narrowing the road.

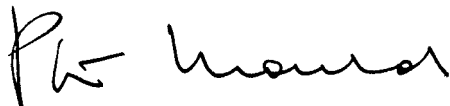
Part 4 Preferred Scheme – Recommendations for further development

The Jury recommends that the Architectus Group Pty Ltd scheme and the architects as the most appropriate to move forward to the next stage. The scheme meets the requirements of the Brief and is the preferred proposal. Recommendations are made by the Jury for consideration by the Proponent, the selected Architect and the Consent Authority. These are listed below:

1. The volumes of the proposed design are satisfactory however the façade treatment should be developed and there is a desire by the jury for greater warmth and animation;
2. The Jury supports the use of an alternate palette of materials in lieu of alpolitic and metallic finishes;
3. The Jury accepts the vertical elements and use of solid façade elements;
4. Further review is required as to the ongoing maintenance of the proposed Green Wall and Green Screen, and further evidence is required as to whether this will be an effective façade treatment into the future;
5. Access from the Lift Core to the proposed Stage 3 is to be reviewed due to potential for tenants to be affected by inclement weather, particularly in the event that the typical office is transformed into multiple strata tenancies;
6. Further resolution is required for the treatment of the roof, given its high visibility from residential apartments in the adjacent Australia Towers;
7. The Park Street extension must be maintained as a bitumen roadway (noting that the carpark may still be constructed below). Kerbside parking is to be maintained however the threshold can be extended mid block to encourage crossing of pedestrians in this location.

Conclusion

In accordance with the Competition Brief and the intent of the Design Excellence requirements of the Sydney Olympic Park Master Plan 2030, the Jury recommends that Architectus Group Pty Ltd be retained by the Proponent and, in concert with the consent authority, develop the Part 3A Project Application taking into account the issues identified in this Report.



Peter Mould
Chairman, Design Competition Jury